

**BEAR CREEK DESIGN DISTRICT 1**

**Comparison of Technical Committee Recommended Amendment**

**With Current Zoning and 2014 Alternative**

Prepared for Planning Commission 6/9/17

	<b>Aegis/Current Zoning</b>	<b>2014 Application</b>	<b>Technical Committee Recommendation - 2017 Application</b>
Density	Calls for substantial conformance with the Aegis site plan, which had envisioned 155 units	347 units (248 units for 2015 application)	202 units
Land Use	<p><b>Housing Services for the Elderly</b> (i.e. 55+);</p> <p><b>-Detached dwellings</b> for employees and families of Housing Services for the Elderly residents;</p> <p><b>-Multifamily Structures;</b> permitted only to house employees and the families of Housing Services for the Elderly residents;</p>	<p>-Same as current zoning except:</p> <p><b>-Multifamily Structures</b> would be permitted for all ages and not only for employees/families of senior facility</p>	<p>Same as current zoning except:</p> <p><b>-Multifamily Structures</b> would be permitted for all ages and not only for employees/families of senior facility; and,</p> <p><b>-Attached dwelling units</b> (2-4 units) permitted on property south of future street access to Avondale Road at 180<sup>th</sup> Avenue NE</p>

	<b>Aegis/Current Zoning</b>	<b>2014 Application</b>	<b>Technical Committee Recommendation - 2017 Application</b>
	- <b>Other uses</b> allowed generally permitted only as internal service to residents and guests of Housing Services for the Elderly		- <b>Detached dwellings</b> also permitted on property north of future street access to Avondale at 180 <sup>th</sup> Avenue NE
Building Height	4 stories maximum	4 stories maximum	3 stories maximum
Environment	<p>Current BCDD1 zone requires:</p> <ul style="list-style-type: none"> <li>• Conservation and trail easements</li> <li>• Buildings to achieve “green” certification</li> <li>• Site design shall incorporate low-impact development technologies to extent feasible</li> <li>• Stream to be re-routed and daylighted</li> <li>• Requirements for stream enhancement</li> </ul>	<p>-Same as current zoning with addition of:</p> <ul style="list-style-type: none"> <li>• Permanent intrusion of parking garages, basements or similar structures into the groundwater is prohibited</li> </ul>	-Same as current zoning with addition of prohibition of permanent intrusion into groundwater from below grade structures
Neighborhood Compatibility	-Aegis site plan shows main building (4 stories) with 3 wings (3 stories each); in addition, 7 separate buildings for training quarters, information center and	-Multifamily structure (either senior or all-ages) that is maximum 4 stories	<p>-Multifamily structure (either senior or all-ages) that is maximum 3 stories for compatibility with neighborhood</p> <p>-Detached units and attached dwelling units (2-4 units) permitted and provide opportunity to transition from</p>

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	<p>some resident bungalows (1 and 2 stories)</p> <p>-Overall, a “campus” feel with buildings of various heights, size and bulk; some underground as well as surface parking</p>		<p>multifamily structure to single family residences to north</p>
Setbacks	<p>-Current setbacks for <b>Housing Services for the Elderly</b> and <b>Multifamily structures</b> from Avondale: 15,75,150 feet for 1-2 story, 3 story and 4 story structures, respectively; -From other property lines: 10,75,100 ft.</p>	<p>-Setbacks for <b>Housing Services for the Elderly</b> same as current zone; -Setbacks for <b>Multifamily Structures</b> from Avondale: 15,75,100 feet for 1-2 story, 3 story and 4 story structures, respectively; -From other property lines: 10,20,20</p>	<p>-Setbacks for <b>Housing Services for the Elderly</b> same as current zone; -Setbacks for <b>Multifamily Structures</b> from Avondale: 15,75,100 feet for 1-2 story, 3 story and 4 story structures, respectively; -From other property lines: 10,20,20 -Setbacks for <b>Detached dwellings</b> are per R-6 standards in RZC 21.08.090 -Setbacks for <b>Attached dwellings</b> (2-4 units) are per R-12 standards in RZC 21.08.110</p>
Access to Avondale Road	No specification	-Development shall take access at the intersection of Avondale Road and 180 <sup>th</sup> Avenue NE	-Development shall take access at the intersection of Avondale Road and 180 <sup>th</sup> Avenue NE exclusive of emergency access
Additional Access Requirements	No specification	- Construction of a portion or all of, or dedication of right-of-way for, the new street connection as generally shown on Map N-BC-1 in the Redmond Comprehensive Plan.	-Design and construction of a new street that meets City of Redmond public street design standards and is generally consistent with the street connection shown on Map N-BC-1 in

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			the Redmond Comprehensive Plan is required. The extent of dedication of right-of-way on the privately owned property will be determined during the Site Plan Entitlement Process.
Additional Transportation Mitigation	No specification	No specification	-As a condition of approval for any multifamily development, the developer shall construct a bus pullout on Avondale Road, provided that there is sufficient City-owned right-of-way or easements. The location of the bus pullout will be determined during the Site Plan Entitlement process. The City will use its best efforts to obtain sufficient right-of-way and/or easements and will be reimbursed by the developer. If the City is not successful in acquiring the necessary property this requirement will terminate.

### **Analysis of Anticipated Transportation Changes with Requested Amendment**

**\*Traffic analysis done on applicant proposed zoning code amendment which limits density to 195 all-ages multifamily units. Technical Committee recommended zoning capacity in BCDD1 zone is 202 units.**

Level of Service	AM PEAK LOS		PM PEAK LOS	
Avondale Rd. NE at:	Aegis/Current Zoning	2017 Application	Aegis/Current Zoning	2017 Application
Novelty Hill Road	F	F	F	F
NE 95 <sup>th</sup> Street	D	D	B	B
180 <sup>th</sup> Avenue NE	A	B	A	A
Avondale Way NE	A	A	C	C
NE Union Hill Road	E	E	E	E

### **Peak Hour Trip Generation**

Current (Aegis Plan – 155 senior) compared to 2017 requested amendment (195 apartments)

- Difference in AM PEAK Trips (195 all-ages apartments vs. 155 senior housing) = +68
- Difference in PM PEAK Trips (195 apartments vs. 155 senior housing) = +86

**Travel Time (1.09 Miles: Union Hill Road to Novelty Hill Road)**

Current (Aegis Plan – 155 senior) compared to 2017 requested amendment (195 apartments)\*

AM Southbound (seconds) +0:16

PM Northbound (seconds) +0:18

Technical Committee recommendation includes developer construction of a bus pullout on Avondale Road, based on the Avondale Corridor Study and discussion with the Lake Washington School District, to offset the additional travel time delay. Proposed condition included in table above and proposed Zoning Code amendments.

**Transportation Mitigation for 2017 application: See chart**